

STATE OF TEXAS §
COUNTIES OF ARANSAS §
SAN PATRICIO AND NUECES §
CITY OF ARANSAS PASS §

On this the 16th day of January, 2006 the Aransas Pass Municipal Development District convened in a Regular Meeting being open to the Public at the regular meeting place thereof in the City Hall and notice of said meeting giving the time, place, date and subject hereof having been posted and prescribed by Chapter 551 of the Texas Government Code with the following attendance to wit constituting a quorum.

ARANSAS PASS MUNICIPAL
DEVELOPMENT DISTRICT
PRESENT:

ROBERT JAYNE	President
SHERRI TRINGALI	Secretary
RANDY BOATMAN	Member
NAOMI HANSEN	Member
DON MCTEE	Member
LAURA WELBORN	Member
DON WILLIAMS	Member

ABSENT:

HOPE COMINGORE	Vice President
JESSE GALVAN	Member
JIMMY TURNER	Member

STAFF PRESENT:

DEBRA KELLER	Executive Director/Treasurer
ADA OWENS	Recording Secretary
SCOTT THOMPSON	City Manager
GRETCHEN BLACK	Asst. City Manager
DARREN GURLEY	Public Works Director

STAFF ABSENT:

None

OTHERS PRESENT:

Karl Lovette

ITEM 1.

CALL MEETING TO ORDER.

President Jayne called the Meeting to order at 6:30 P.M. on January 16, 2006. President Jayne stated there was a quorum present.

ITEM 2.

APPROVAL OF MINUTES OF REGULAR MEETING OF NOVEMBER 15, 2005.

Member Boatman made the motion the minutes of the regular meetings of November 15, 2005 be approved. Member McTee seconded the motion. Motion carried.

ITEM 3.

CONSIDER AND ACT ON EXCUSED ABSENCES.

Member Galvan's absence was reported by email to Executive Director. Member Williams stated he had called Executive Director and spoke to Mr. Keller. Member Williams explained to Mr. Keller that he would not be attending the meeting because of the storm and chance for hail and asked Mr. Keller to pass the message on to Executive Director.

Member Turner is still recuperating from knee and leg problems. President Jayne stated he would visit Member Turner to see how he is doing and see what he wants to do about his position on the Board. No one else had given a written excuse. Member Boatman made the motion to excuse the absence of Member Galvan. Member Welborn seconded the motion. Motion carried.

ITEM 4.

CONSIDER AND ACT ON REQUEST FROM CITY FOR REPLACEMENT OF SIDEWALK AT SWIMMING POOL TO COMPLY WITH AMERICAN DISABILITIES ACT (ADA).

Darren Gurley stated he had received a letter from the Texas Department of License and Regulations about a letter they had sent to the Engineers on February 23, 2003 about sidewalks, handrails in the handicap showers, and toilet paper dispensers not being right. Handicap benches are also needed in the dressing rooms. He had talked to Commercial Products and the City can do everything except the sidewalk, shower handrails, and the bench that has to be ADA compliant. Commercial Products gave him a price of \$9,091.00 to replace the sidewalks that need to be replaced to meet ADA standards.

Member Williams asked when the pool was built, were these standards not in place?

Mr. Gurley stated they were and that was why the City got the letter (from the Texas Department of License and Regulations) in 2003 that was never taken care of.

Member Williams asked shouldn't we go to the builder who did it and get him to take care of it?

Mr. Gurley stated the City had a lawsuit against the builder, it has been settled and we have money left in retainage, but no one knows where the builder is. The bonding company folded, the subcontractors did not get paid either and will not do the job. That is why the City kept the retainage, because we knew there were repairs that needed to be done.

Executive Director stated the retainage was paid to the subcontractors and the last payment due to the contractor was kept by the City.

Member Tringali asked was this the only bid received?

Mr. Gurley stated yes.

Executive Director asked does the City have a policy of going out for more than one bid?

Mr. Gurley stated he had called two other contractors and got no response.

City Manager stated if there is a capital purchase the City will go out for three bids.

Mr. Gurley stated Commercial Products would guarantee the repairs would meet ADA compliance. He thought it was a good bid and would be about \$15,000.00. The City got the variance and do not have to rip out all the sidewalks.

Member McTee asked how much sidewalk is involved?

Mr. Gurley stated all the handicap ramps down below coming off the parking lot and they have to put a bench in, so they had to remove all the sidewalk and pour it back at the right grade. The sidewalk is supposed to be 1 to 20 and it is 1 to 50. The ADA gave the City a variance on the top part because it was just barely out of grade.

Member McTee stated he was concerned because the Board was spending \$9,000.00 for basically a sidewalk.

Mr. Gurley stated and handrails and a bench built to ADA standards were also included.

Member McTee stated he would feel more comfortable if there were two bids on it.

Mr. Gurley stated it has to be done by February 1.

Member Williams asked what happens if it is not done by February 1?

Mr. Gurley stated the City could be fined.

Member Williams stated he did not think so, as long as the City was working on it.

Mr. Gurley stated the State has been trying to get it done since February 2003 and nothing has been done. He has been working on it, trying to get it done.

Member McTee asked it was basically concrete work and a couple of grab rails in each shower?

Mr. Gurley stated a lot of concrete work, the grab rails in the showers, and the bench.

Discussion was held on the scope of work involved, the cost of materials, getting two more bids, and the time frame for compliance.

Member Welborn made the motion to table the request and seek more bids. Member Williams seconded the motion. Motion carried.

Executive Director stated the Board wanted to see the plans for the changes.

Mr. Gurley stated he would get a copy from the contractor.

ITEM 5.

CONSIDER AND ACT ON REPORT FROM WKMC ARCHITECTS ON COMMUNITY CENTER PROJECT.

Mr. Gurley handed out the architect's report to the Members.

Executive Director stated she had sent the Board what Mr. Conolly had sent her January 3, but the report Mr. Gurley handed out includes a preliminary budget, an occupant load chart, and more information. She stated Mr. Conolly asked the Board to review the document and let him know if they are in agreement with the information handed out. Once he has the District's and City's requirements he should be able to

develop a schematic floor plan that they can use as a basis for discussion. She stated she had put the Members' information she received together and sent it to the architect and the handout was the architect's information for them to review. The architect will take what the Board gives him and put together a plan. She asked if anyone had any comment or discussion.

Member Tringali stated she had made phone calls to boat and RV dealerships, thinking the largest type of trade show would be a boat or RV. A RV's are 560 square feet per unit and that type of show would have to be held outside. An average size boat with trailer is 200 square feet. The size room that is planned now (6,800 square feet), would only accommodate 15 to 20 boats. A good medium size show is 40 to 50 boats and four or five dealerships represented with eight to ten boats each. For a medium size boat show they would need 11,000 to 12,000 square feet. And there would have to be space for vendors.

Member Williams asked did the Board know how much outside space there would be? Generally vendors set up inside and the boats are outside and are often in the water somewhere. So maybe the space is not as bad as it might look.

Mr. Gurley stated there would be 219 spaces, 10' wide x 20' long.

Parking spaces were discussed.

Member Welborn asked would it be better if they went wireless, like Corpus is?

Executive Director it would depend on what the City does. The expense is the firewalls, protecting your information from people getting in. That is where it becomes very expensive.

City Manager stated he would like to have City Hall wireless but security is a problem. He was not sure it could be done with the City's present mainframe.

Executive Director stated she was not sure that would something they want to put into the cost of the community center right now. She thought it would be better to wire for computers.

Member Williams asked why would the Board think they would have a boat show that is more than 20 boats or so when Corpus doesn't do much better than that? Or have 40 or 50 trailers for a travel trailer (RV) show? He stated they should not build for something as big as that for this city. He thought the plans they had now were pretty much on target for the size of our community, our activities, and events.

Executive Director stated that until she saw where the architect was going to lay the building out, her thought was they wanted to build the community center so they can expand it later. The District was not able to build everything the City will need for the next 20 years. As long as the community center is built for expandability at some end of it. The way the building is configured is going to make all the difference. The building and parking lot cannot dead-end into an area where it cannot be expanded.

Member Williams stated if the right developer is chosen for the Harbor to make it an entertainment and draw people to the City, rather than houses and condos, then the community center would be the perfect place to have a boat show.

Size, use and configuration of meeting rooms were discussed. It was agreed to have:

- 10,000 to 12,000 square feet for a meeting room that could be subdivided,
- two 800 square foot with dividers and two 400 square foot rooms with storage closets,
- restroom facilities increased with the ratio of increased meeting room space,
- more space for the management office,
- increased service ratio for the catering kitchen,

It was agreed to discuss increasing the parking area with the architect.

ITEM 6.

PRESENTATION OF QUARTERLY FINANCIAL AND INVESTMENT REPORT.

Executive Director reported on the District finances and investments for October through December 2005. Financial statement and investment report are attached to these minutes.

Executive Director stated she had to get the bill for TML Omissions and Errors insurance from the Financial Director. She stated she had not called the auditor because she did not have all the invoices from the City.

Executive Director stated she would have the Investment Policy on the agenda for the next meeting.

ITEM 7.

DIRECTOR'S REPORT.

Executive Director stated she received the City's bill for Arnold Govella, the attorney that worked on the lawsuit between Ambrose Construction and Commercial Indemnity Insurance in the amount of \$441.00. She also received an invoice for \$10.00 from the City for the City Attorney for a telephone conference with the appraiser on October 25, 2005. She asked City Manager to see what the invoice was specifically for.

Executive Director asked City Manager if there was progress on the City's website.

City Manager stated the City was in the process of changing IT people. Work would continue on the website when the IT system was stabilized. He stated he would schedule a meeting between the Board and the City's new IT person.

ITEM 8.

CITIZEN'S COMMENTS.

Mr. Karl Lovette stated he was concerned about the timeframe of the purchase of his property because he needed to move his businesses.

City Manager stated that would have to be discussed with the appraiser.

Executive Director stated the appraiser and buyer would come back to the Board with more information and talk to property owners one-on-one.

Mr. Lovette asked that the Board do the process quickly if they could.

Executive Director stated the Board would know more when the appraiser comes back with his report, but it was not set in stone that every property would be bought. She did not want Mr. Lovette to have the misconception that the Board was going to negotiate and buy his property for sure.

Mr. Lovette stated he understood and would rather the Board not take his property. He stated the Board has done good work.

ITEM 9.

GENERAL DISCUSSION.

Member McTee asked did everyone get a letter from the church?

President Jayne stated he did and the people are very upset thinking they will be losing their church. He stated the church members said they would not consider giving up their property.

City Manager stated this was something that needs to be address along with the property next to the church; the Tri-County Christian Service Center and the Pentecostal Holiness Church are on the same property. He recommended that the Council would probably not fight to get that property. The remaining property on the block and adjacent properties were discussed.

Executive Director stated she had not received a letter from the Church. She also had an open records request that she had received late and would respond to.

City Manager introduced Gretchen Black, Asst. City Manager to the Board.

ITEM 10.

ADJOURNMENT OF MEETING.

Member McTee moved to adjourn the meeting. There was a second by Member Welborn. Motion carried.

Meeting was adjourned at 8:08 p.m.

Robert Jayne

President

Debra Keller

Executive Director

ATTEST:

Ada Owens

Recording Secretary